

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
2005 COMPREHENSIVE PLAN WORK SESSION #24
Monday, February 7, 2005**

A work session of the Williamsburg Planning Commission was held on Monday, February 7, 2005, at 6:30 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Young, Pons, Hertzler, Friend, McBeth and Rose. Absent was Commissioner Smith. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Young called the meeting to order at 6:30 p.m.

OPEN FORUM

Mr. Young announced that due to the variety of items on the agenda for discussion, there were be an open forum for each individual item.

CAPITAL IMPROVEMENT PROGRAM

David Kranbuehl, 201 Harrison Avenue, discussed the CIP. He cited item #5 of the Commission's letter to City Manager Tuttle last year, in which the commission recommended funding in the future for neighborhood revitalization and improvements. He said that the Commission should request a detailed multi-year plan for revitalizing the two neighborhood focus areas. Mr. Kranbuehl said specifically that the list of needed improvements should include improvements for the streetscape of those streets with sidewalks and curbs to approach the look of Henry and Boundary Streets (e.g. attractive residential streets, removal of wires fronting the streets, and quality sidewalks). He also requested an inventory of other needed street light improvements in wooded neighborhoods and other above ground wiring needs (e.g. behind houses and in heavily wooded environmental sensitive areas). Mr. Kranbuehl also mentioned street paving and water and sewer line rejuvenation.

Mr. Nester reviewed the information that had been provided to the Commission.

There was a discussion about the proposed funding for Treyburn Drive.

Mr. Pons spoke in favor of undergrounding wires on York Street, and supported a plan to spruce up the residential areas. He said that the City needs to take progressive steps to make sure the City stays beautiful.

Mr. Hertzler said we have a bias toward spending for tourists, and need to spend more to make it nice for residents.

Mrs. McBeth reiterated that it is important to have a plan. She mentioned the frequent water line breaks in Indian Springs, and their relationship to repaving needs for the neighborhood. She said water line problems need to be addressed before money is spent repaving streets.

Mr. Pons noted that the area on Francis Street at the bottom between Nassau and South England Street deserves attention.

Mr. Young said that the Commission's requests for last year that have not been funded need to be included again in this year's letter to the City Manager.

COMPREHENSIVE PLAN UPDATE

Commercial Corridors

Mr. Nester reviewed the discussion at the last work session, and presented an alternative proposal based on that discussion.

General Commercial Areas. The Williamsburg/Monticello Shopping Center area would remain General Commercial land use, implemented by B-3 zoning, and this land use is extended to Ironbound Road to match the existing B-3 zoning. This is the most "urban" section of the Commercial Corridors, as evident by building density and setback (15 feet required). The permitted uses would be adjusted specifically for this area, and uses such as automobile dealerships, plant nurseries, carwashes as a principal use, contractor's establishments, drug or alcohol treatment centers, fortune tellers and palm readers, miniature golf courses, and mini-storage warehouses would be eliminated as either permitted or special use permit uses. Multifamily dwellings would require a special use permit instead of being allowed by right, density would remain at 14 units/net acre, 67% (instead of the present 50%) of the floor area of an individual building could be used for residential uses (1 floor commercial or office, 2 floors residential), and condominiums would continue to be required. Multifamily dwellings used as housing for persons 55 years of age or older, as regulated by Sec. 36-96.7 of the Code of Virginia, would be allowed as a special use permit at a density of 22 dwelling units/net acre.

Corridor Commercial Areas. The General Commercial designation for the Second Street area, and for the Jamestown Road/Route 199 intersection, would be changed to Corridor Commercial land use, matching the designation of the City's other Corridor Commercial areas – Richmond Road west of Ironbound Road, Capitol Landing Road, York Street and Mooretown Road. The Second Street area would then be rezoned to B-2, and the permitted uses would need to be adjusted to incorporate the uses existing in the area. Added as permitted uses would be uses such as pet shops, printing and photocopying shops, repair services and businesses. Added as special use permit uses would be uses

such as amusement arcades, billiard and pool rooms, bowling alleys, carwashes as a principal use, contractor's establishments, drug or alcohol treatment centers, fortunetellers and palm readers, miniature golf courses, mini-storage warehouses, nursing homes, plant nurseries, service stations, warehouses and wholesale businesses. Multifamily dwellings would require a special use permit instead of being allowed by right, density would remain at 14 units/net acre, 67% (instead of the present 50%) of the floor area of an individual building could be used for residential uses (1 floor commercial or office, 2 floors residential), and condominiums would continue to be required.

Mr. Nester noted that he was not in favor of allow properties in the Commercial Corridors to be used completely as residential, and supported the 67% residential limitation per building (1 floor commercial, 2 floors office). He said the only exception would be for multifamily dwellings for persons 55 years old or older in the General Business areas, where 100% of the property could be used for this type of residential.

Robert Singley, RJS Associates, 423 North Boundary Street, representing Hunter Vermillion, owner of property on Penniman Road, said that he supported a special use permit for residential uses in the Corridor Commercial and General Commercial areas, but noted that property between Penniman Road and the railroad tracks is not suited for commercial development, even at the proposed allowance for 67% residential. He said that the proposed designation would effectively prohibit development of the property for the next five years.

The Commission decided to have Mr. Nester reexamine the Penniman Road area and prepare a report for the next work session.

South England Street

Mr. Nester reviewed plans for this area. He said that the 1998 Comprehensive Plan identified four planning Sub-Areas on the lower part of South England Street as Low Density Single Family Residential (1-3 dwelling units/net acre), and a potential for up to 127 units. The Colonial Williamsburg Foundation said at the April 19, 2004 work session that low density residential is not the best fit for these areas, and suggested a more intensive use, such as townhouses. Mr. Nester said that because of other major residential development proposed in the City at this time, and because this area is not located directly adjacent to existing development, the Low Density designation should remain. It was the consensus of the Commission that the Low Density designation for this area was acceptable.

Mr. Nester said that the Spotswood Golf Course area is designated as Parks and Recreation land use in the 1998 Comprehensive Plan, and is zoned RS-1, the lowest intensity zoning category. At the April 19, 2004 Planning Commission work session, representatives of the Colonial Williamsburg Foundation said that they would like the flexibility to change the Spotswood Golf Course to a residential density similar to the Colonial Extension subdivision – medium density residential. Mr. Nester outlined the

following issues: (1) is it appropriate to designate this property as Parks and Recreation land use; and (2) if the designation is changed to residential, what is the appropriate category – Low Density Single Family (3 dwelling units/net acre), or Medium Density Single Family (5 dwelling units/net acre). He said that since this area is directly adjacent to existing Medium Density Single Family development, and is located in the central residential area, it made sense that it be allowed to develop at the same density as the Colonial Extension Subdivision. He said that the 18 acre parcel has about 15 net developable acres, and listed the following redevelopment potentials:

RS-1 (existing zoning for Golf Course) 26 lots
RS-2 (same as Colonial Extension Subdivision) 45 lots (+19 lots)
RS-3 (new Medium Density SF District) 60 lots (+34 lots)

Mr. Nester concluded by stating that a Medium Density Residential (5 dwelling units/net acre) designation would allow an increase of approximately 34 houses over what is allowed for the Spotswood Golf Course under the existing RS-1 District. Since single family detached residential generates approximately 10 trips per day per house, this would result in 340 additional trips per day (+ 600 trips per day for the entire 60 lot development).

Stuart Hughes, 103 Williamsburg Avenue, said that the Low Density Residential, RS-1 zoning, is OK for now – if a buyer come forth with a specific development request, it can be specifically evaluated by the Commission and City Council, and action can be take on the merits of the proposal.

Rob White, 505 South England Street, said that they had renovated an older home, and were required by the Architectural Review Board to be respectful of the neighborhood. He said that development of the property to the south should be held to the same high standards.

Bill Bull, 513 Tyler Street, said that the Spotswood Golf Course is old and revered, and is well known throughout the country. He said that there is not a surplus of park land in the City, and it should be left as is – designated as Parks and Recreation, and zoned RS-1. He said that the property could be looked at again after High Street and Riverside have been development.

David Kranbuehl agreed with keeping the RS-1 low density zoning for the property. He said that it is crazy to turn every green space into development – it certainly can wait five years.

Robert Dutro, York County, Captain of the Senior Spotswood Golf Association, noted that the golf course provides a site for senior citizens to play golf and get exercise, and noted that it is also well used by Colonial Williamsburg visitors. He said the land use designation should be kept as Parks and Recreation.

Williamsburg Planning Commission Minutes
Comprehensive Plan Work Session #24
February 7, 2005

Victoria Gussman, Colonial Williamsburg Foundation, said that the Comprehensive Plan is long range, and that the five years between updates is a long time to wait. She said that the Foundation would like to have more flexibility for the use of this property for something other than a golf course.

A citizen noted that a 60 lot development would add a total of vehicle 600 trips per day to the area.

Stuart Hughes said that more information is needed before making any decision to increase density – traffic studies, etc. He said if the Foundation wants to sell the property as RS-1, let them sell it and let the buyer apply for additional density based on a specific plan.

Mr. Pons said he favored leaving the Spotswood Golf Course designated as Parks and Recreation land use, with RS-1 zoning.

Mr. Rose concurred.

Mr. Hertzler said that this is private property, and that if we want to leave it as green space, we need to buy it. He wondered if the Commission should be more proactive about plans for the property.

Mr. Pons said that he hasn't heard a compelling argument to change the land use designation.

Mr. Hertzler said that the Commission is missing an opportunity to look at this property while in the "Comprehensive Plan" mindset.

It was the consensus of the Commission to leave the property designated as Parks and Recreation land use, with a zoning of RS-1.

City Property South of Berkeley School

Mr. Nester said that the City owns approximately 13 acres of land to the south of the Berkeley Middle School property, designated as Mixed Use land use, zoned RS-2. He said that the 1998 Comprehensive Plan designates the property as Mixed Use land use, to be implemented by LB-2 zoning. He said that while the Williamsburg-James City County Schools have expressed an interest in a small portion of the property contiguous to Berkeley Middle School for the construction of a new building housing Student Services and Alternative Education, at least 10 acres remains appropriate for Mixed Use development, so the land use designation for the property does not need to change. Mr. Nester went on to say that in addition to a mixed use development, this site could also be suitable for new student-oriented housing since it is located on the Strawberry Plains/Route 199 corridor, where numerous existing student-oriented housing are located (Governor's Square, Midlands Townhouses, Peppertree, and Jamestown Commons), and is also

Williamsburg Planning Commission Minutes
Comprehensive Plan Work Session #24
February 7, 2005

served by Williamsburg Area Transport bus service. It is also be suitable for additional low and moderate income housing, since is contiguous to the Strawberry Plains Redevelopment Area.

It was the consensus of the Commission that no changes were needed to the present Mixed Use land use designation for this site.

Williamsburg Community Hospital Site

Mr. Nester said that this site is designated by the 1998 Comprehensive Plan as Public and Semi-Public land use, and is zoned LB-4 Limited Business Corridor, which allows hospitals as a special use permit use. He noted that the Hospital Re-use Committee has recently recommended the sale of the property to William and Mary. According to the College, the acquisition of the property will allow the consolidation of the classes, offices and programs of the School of Education on the site. It is also planned the Center for Excellence in Aging and Geriatric Health to move to the property, as well as offices related to graduate programming and additional meeting rooms. Graduate student housing is another use that has been mentioned for the Hospital site.

Mr. Nester said that in terms of future land use planning, and because the Hospital site is adjacent to the William & Mary campus, it makes good sense to consider that the best land use designation for the site is College of William & Mary land use. This land use designation would support changing the zoning for the site to WM William & Mary District.

It was the consensus of the Commission that this site be designated as William & Mary land use.

Riverside property east of Quarterpath Road

Mr. Nester explained that the residential property north of Tutter's Neck Pond is designated Low Density Single Family Detached Land Use (1-3 dwelling units/net acre), and is zoned RS-1 Single- Family Dwelling District. The Riverside rezoning request for this area results in a density of approximately 4.9 dwelling units/net acre, and the proposed land use category that would match the rezoning request is Medium Density Single Family Detached (5 dwelling units/net acre). Depending on the resolution of the pending rezoning application, the proposed land use for this area may need to be changed. He said that no action is needed this evening, but should be taken after decisions are made on the pending rezoning request.

Colonial Williamsburg Property east of Quarterpath Road and north of the Riverside Property

Mr. Nester said that this property is designated Low Density Single Family Detached Residential, and is zoned RS-1. The Colonial Williamsburg Foundation has requested that the land use designation be changed to a medium density residential. Mr. Nester said that

Williamsburg Planning Commission Minutes
Comprehensive Plan Work Session #24
February 7, 2005

the residential density of this property should match the residential density of the Riverside property to the south, and depending on the resolution of the pending Riverside rezoning application, the proposed land use for this area may need to be changed. He said that no decision needed to be reached this evening.

OPEN FORUM

There were no additional comments to be made at the open forum.

The meeting adjourned at 8:15 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission